

**WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT**

**DATE:** August 2, 2016

**TO:** Justin M. Waggoner, Assistant County Counselor

**FROM:** Dale Miller, Director of Planning

**RE:** **DER2016-00006: The Advisability of Proposed Island Annexation by the City of Valley Center (Resolution No. 654-16).**

**Background**

Based upon the request of a petitioning landowner, the City of Valley Center passed Resolution No. 654-16 on July 19, 2016 to island annex the Valley Center High School and its surrounding real property located at the northeast corner of the intersection of 93<sup>rd</sup> St. North and Meridian Street. On June 13, 2016, the Unified School District 262 passed a resolution requesting that the City of Valley Center annex the Valley Center High School and its surrounding real property in order to promote safety and security, permit law enforcement authority and jurisdiction to provide traffic control and other services, and to prepare for the likelihood of significant growth in areas adjacent to the school property. The proposed island annexation parcel description also includes the east half of the Meridian Street right-of-way and the north half of the 93<sup>rd</sup> St. North right-of-way that fronts the parcel.

To approve this island annexation by the City of Valley Center, the Board of County Commissioners must find and determine pursuant to the requirements of KSA 12-520c that this annexation will not hinder the proper growth and development of the area or that of any other incorporated city located within Sedgwick County.

In accordance with the County's Resolution "Adopting Rules and Regulations Regarding the Responsibilities and Duties Imposed on Counties under K.S.A. 12-519", the MAPD submits the following findings regarding the advisability of this island annexation request by Valley Center. The MAPD has evaluated whether this request will:

- a) Hinder the properly planned growth and development of the area; or
- b) Hinder the properly planned growth and development of any other incorporated city located within Sedgwick County.

The following two land use planning factors have been evaluated:

**Factor 1 - Comprehensive Plan Considerations**

Although comprehensive plans in the State of Kansas are not binding with respect to future municipal land use and development, they reflect a reasonable level of rational planning assessment and community consensus regarding patterns of future municipal growth and the future delivery of municipal services. Significant long term infrastructure decisions are usually made by a municipality based upon its adopted comprehensive plan (as frequently reflected in its capital improvement plan).

*Evaluation:*

- The official 2014-2023 Valley Center Comprehensive Plan identifies the City's intent over the next 20 years to growth/expand northward and abutting the south side of 93<sup>rd</sup> St. North. Therefore, the island annexation parcel is located immediately north of and adjacent to the City's planned 20-year future growth area.
- The proposed island annexation is consistent with, and falls within the 2035 Urban Growth Area designation for the City of Valley Center as depicted in the Community Investments Plan 2015-2035 adopted by the MAPC on November 19, 2015.
- No other city in Sedgwick County has identified the annexation parcel as part of its future urban growth area.

**Factor 2 - Efficient Delivery of Urban Municipal Services**

Man-made physical features, topography and associated drainage patterns have a significant impact on the efficient and cost-effective delivery of many municipal services, especially sanitary and storm sewer systems.

*Evaluation:*

- The Valley Center High School already receives City of Valley Center water and sanitary sewer services. Should this annexation request be approved, it would also become the responsibility of the City of Valley Center to provide/maintain stormwater services to this parcel.
- The proposed island annexation parcel falls within the Sedgwick County Fire District #1. Should this annexation request be approved, the City of Valley Center Fire Department would assume primary responsibility to provide fire services to this parcel (in conjunction with a mutual aid response agreement with the Sedgwick County Fire Department).
- The County Sheriff's Department currently services the proposed island annexation area. Should this annexation request be approved, it would become the responsibility of the City of Valley Center Police Department to provide police services to this parcel.
- The east half of the Meridian Street right-of-way and the north half of the 93<sup>rd</sup> St. North right-of-way are proposed to be annexed into the City of Valley Center as part of this island annexation request. From a road repair/maintenance perspective as well as a traffic control/enforcement perspective, it would be neither efficient nor effective to have half of the roadway in a City and the other half in the County. Given that the Valley Center High School generates a significant amount of the total traffic on these road segments, it is advisable that the City of Valley Center also request permission from the County concurrent with this island annexation request, to also island annex the west half of the Meridian Street right-of-way and the south half of the 93<sup>rd</sup> St. North right-of-way adjacent to the proposed island annexation parcel.

**Findings**

- ***The annexation will not hinder the properly planned growth and development of the area.*** This annexation has been requested in order to provide the Valley Center High School with City of Valley Center safety and security, law enforcement authority, traffic control, and other city services. The provision of Valley Center municipal services to this parcel is substantially consistent and compatible with the City's long-term plans/capacity to support future city growth northward in the area situated immediately south of the island annexation property.

However, in order to ensure complete effectiveness and efficiency in the delivery of future road maintenance/repair services and traffic control services adjacent to the proposed island annexation parcel, it is recommended that that the City of Valley Center also request permission from the County concurrent with this island annexation request, to also island annex the west half of the Meridian Street right-of-way and the south half of the 93<sup>rd</sup> St. North right-of-way adjacent to the island annexation parcel.

- ***The annexation will not hinder the properly planned growth and development of any other incorporated city within Sedgwick County.*** The orderly and properly planned growth of other cities in Sedgwick County will be unaffected by this annexation. No other city has identified this area or this parcel as a future urban growth area.

### **Recommendation**

That the Sedgwick County Board of County Commissioners find:

1. The proposed island annexation by the City of Valley Center Resolution No. 654-16 would not hinder the proper growth and development of the area, nor any other city in Sedgwick County as long as the City of Valley Center also island annexes, concurrent with this island annexation request, the west half of the Meridian Street right-of-way and the south half of the 93<sup>rd</sup> St. North right-of-way adjacent to the island annexation parcel.